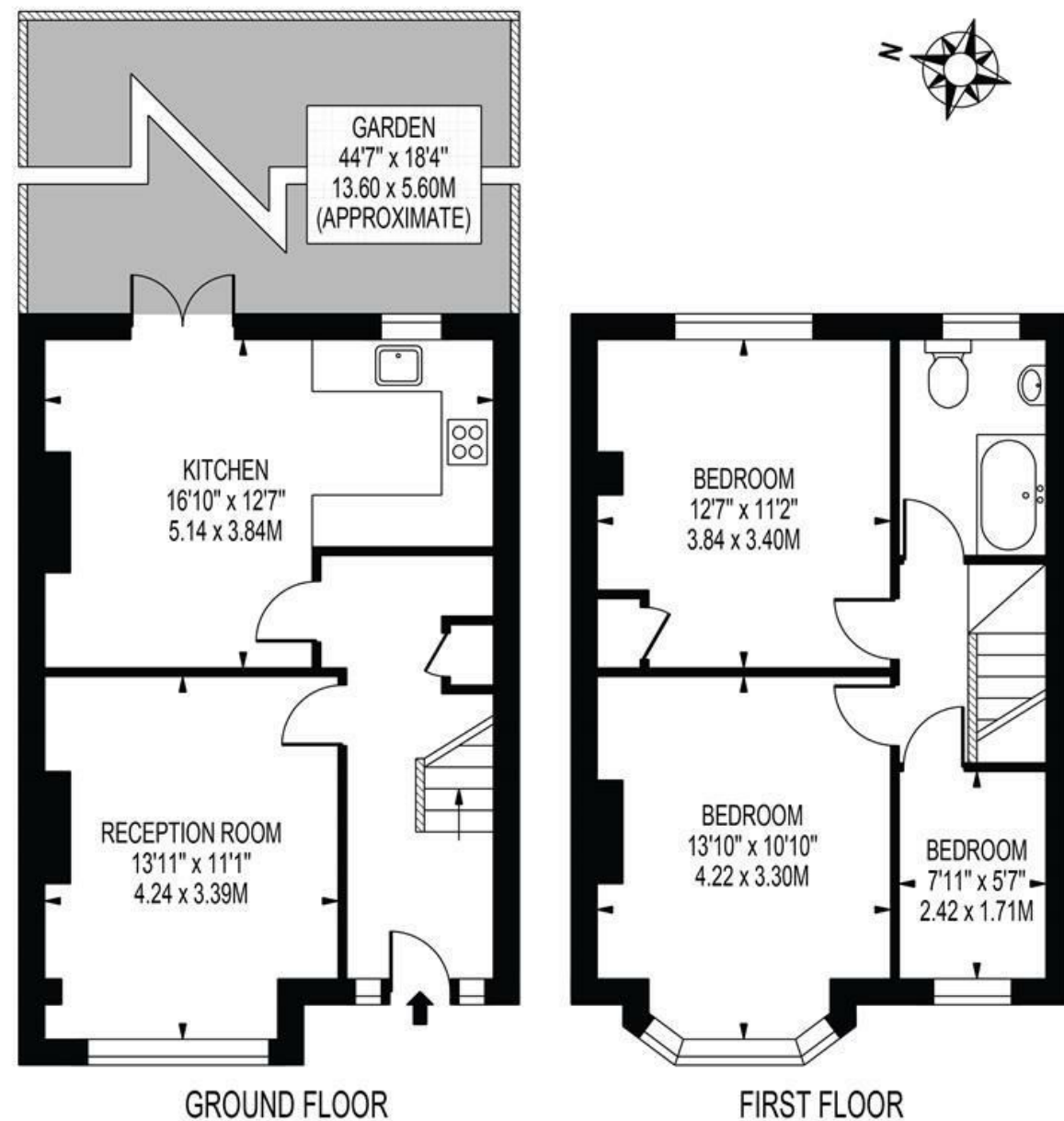


OXFORD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 880 SQ FT - 81.75 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



**50 Oxford Avenue, Wimbledon
Chase,
London, SW20 8LT**

£850,000 Freehold

Wonderful opportunity to purchase an end of terrace period house comprising spacious accommodation including a bay fronted reception room a large kitchen diner with modern fitted kitchen, three bedrooms and a modern luxury bathroom. The property has immense scope for extension and loft conversion (subject to consents) and is located in this highly convenient cul-de-sac road within the popular Wimbledon Chase area with a variety of local shops and Wimbledon Chase station close by, there are also some excellent schools in the local vicinity, making this an ideal family property purchase. Council Tax Band E

- Three bedrooms
- Bay fronted reception room
- private rear garden
- Close to Wimbledon Chase Station & School
- Excellent local schools
- Luxury family bathroom
- Generous kitchen diner with modern kitchen
- cull-de-sac location
- Scope to modernise
- Wimbledon & Raynes Park nearby

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

020 8947 4764

www.fullergilbert.co.uk

Fuller Gilbert West Wimbledon, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

The property is situated on a popular residential road and is well placed for Wimbledon Chase station and access into Wimbledon. A selection of useful shops and businesses are close at hand with a wider selection of amenities available in Wimbledon Town. The area is also well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors. The green spaces of Dundonald Park are just a short walk away. Under the estate agency act 1979, we declare that a Director of Fuller Gilbert & Company has a personal connection in this property.



Description

The property is approached via a small enclosed front garden to an entrance door with decorative glazed windows leading into the hallway with wooden flooring. The main Reception Room has a bay window to front and wooden floors. The kitchen has modern grey units and is open plan to a generous dining room with wood flooring and doors to a private rear garden. On the first floor the accommodation comprises of three bedrooms and a modern fitted bathroom. The property has scope for further extension and a loft conversion (subject to planning consents).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.